

**CITY OF LEXINGTON, NEBRASKA  
PLANNING COMMISSION  
March 10, 2021**

A Regular Meeting of the Lexington Planning Commission was held Wednesday, March 10, 2021, in the Council Chambers at the Lexington City Hall, 406 East 7th Street, Lexington, Nebraska, at 5:30 p.m. Members present were Sadie Worthing, Cameron Smith, Nic VanCura, Jared Jacob, and Kristi Moyer. Ellie Quintero, Jeremy Kaiser, Curtis Roemmich, and Barb Margritz were absent. City Officials present were City Manager Joe Peplitsch, Development Services Director Bill Brecks, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, and Secretary Pamela Baruth. The press was represented by Clipper-Herald.

**NOTICE:** Notice of the meeting was given in advance, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. Notice of the meeting was simultaneously given to the Chairman and all Members of the Planning Commission. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The meeting was called to order by Chair Worthing who informed the public that the Open Meetings Act is posted in the Meeting Room at the Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska.

**MINUTES–MEETING 2-3-2021:** Minutes of the Regular Meeting held Wednesday, February 3, 2021, were presented to the Commission for consideration and approval. Moved by VanCura, seconded by Moyer, to approve Minutes as presented. Roll call. Voting “aye” were Jacob, Smith, Moyer, VanCura, Worthing. Motion carried.

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider a proposed redevelopment plan for property located in Redevelopment Area #1. Peplitsch presented a redevelopment plan submitted by B&H Services Inc. DBA ServiceMaster of Mid Nebraska to construct an 8,000 square foot commercial building for his business operations. He noted the plan anticipates no change in the current land use or zoning. The public hearing was closed. Resolution No. 2021-01 was presented. Following discussion, moved by Smith, seconded by Jacob, to approve Resolution No. 2021-01 as presented. Roll call. Voting “aye” were Moyer, VanCura, Jacob, Smith, Worthing. Motion carried.

**RESOLUTION NO. 2021-01**

**A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.**

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska

(the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of the Act;

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, B & H SERVICES, INC. DBA SERVICEMASTER OF MID NE submitted a Redevelopment Plan (the "Redevelopment Plan") as contained in the Redevelopment Contract (a copy of which is identified as "Redevelopment Contract" attached hereto as Attachment A) to the Agency. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Contract to the Planning Commission of the City of Lexington for recommendations with respect to the Redevelopment Plan contained within the Redevelopment Contract;

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON PLANNING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan as contained within the Redevelopment Contract:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan, as contained in said Redevelopment Contract, is consistent with and conforms to the general plan for development of the City as a whole.
2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Contract is blighted and substandard as defined in the Nebraska Community Development Law.
3. The Planning Commission finds that the Redevelopment Plan and the Redevelopment Contract, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, as contained in the Redevelopment Contract attached hereto as Attachment A, with such amendments, additions and deletions as are deemed necessary by the Agency.

**PASSED AND APPROVED by the Lexington Planning Commission this 10<sup>th</sup> day of March, 2021.**

**PUBLIC HEARING:** Chair Worthing opened a public hearing to consider an Application for Conditional Use Permit submitted by Lorena Ramirez for property located at 110 East 6<sup>th</sup> Street. Brecks stated that the applicant intends to make the property available for meetings and small

social gatherings. He outlined occupancy codes, parking requirements, and the standards for conditional uses. The public hearing was closed. Following discussion, moved by VanCura, seconded by Worthing, to recommend to the City Council, based on Section 6.08 of the Lexington Zoning Code, approval of the Application for Conditional Use Permit for property located at 110 East 6<sup>th</sup> Street. Roll call. Voting “aye” were Jacob, Smith, VanCura, Worthing. Moyer abstained. Motion carries.

**ROUNDTABLE:** Peplitsch stated that a redevelopment plan may be presented at the next regular meeting.

**ADJOURNMENT:** There being no further business to come before the Lexington Planning Commission, Chair Worthing declared the meeting adjourned.

Respectfully submitted,  
Pamela Baruth  
Planning Commission Secretary